

178.0

0002

0007.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

772,400 / 772,400

USE VALUE:

772,400 / 772,400

ASSESSED:

772,400 / 772,400

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
49		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CROWLEY BRIAN & ELIZABETH	
Owner 2:	
Owner 3:	

Street 1: 49 VALENTINE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HUG MICHAEL A -

Owner 2: QUINLAN-HUG LAURA -

Street 1: 49 VALENTINE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,100 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6100		Sq. Ft.	Site		0	70.	0.99	7									422,102						422,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6100.000	349,800	500	422,100	772,400		120372
							GIS Ref
							GIS Ref
							Insp Date
							11/18/16

APPRAISED:

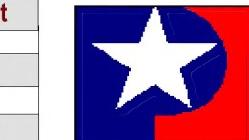
772,400 / 772,400

USE VALUE:

772,400 / 772,400

ASSESSED:

772,400 / 772,400


PATRIOT
Properties Inc.
USER DEFINED

Prior Id # 1:	120372
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:51:11
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT **Parcel ID** 178.0-0002-0007.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	349,900	500	6,100.	422,100	772,500	772,500	Year End Roll	12/18/2019
2019	101	FV	290,400	500	6,100.	422,100	713,000	713,000	Year End Roll	1/3/2019
2018	101	FV	290,400	500	6,100.	355,800	646,700	646,700	Year End Roll	12/20/2017
2017	101	FV	278,100	500	6,100.	325,600	604,200	604,200	Year End Roll	1/3/2017
2016	101	FV	278,100	500	6,100.	277,400	556,000	556,000	Year End	1/4/2016
2015	101	FV	257,400	500	6,100.	241,200	499,100	499,100	Year End Roll	12/11/2014
2014	101	FV	161,400	500	6,100.	223,100	385,000	385,000	Year End Roll	12/16/2013
2013	101	FV	161,400	500	6,100.	212,300	374,200	374,200		12/13/2012

SALES INFORMATION **TAX DISTRICT** **PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUG MICHAEL A,	63516-579		4/22/2014		596,000	No	No		
QUINLAN ELIZABE	54365-181		3/3/2010		446,250	No	No		
QUINLAN ROBERT	46882-400		1/27/2006	Family	99	No	No	N	
	7465-189		1/1/1901	Family		No	No		

BUILDING PERMITS **ACTIVITY INFORMATION**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/21/2016	79	Redo Bas	8,000	C	1/21/2016			add fin fam room t	11/18/2016	Permit Visit	DGM	D Mann
4/7/2005	226	Re-Roof	6,386	C					11/18/2016	Meas/Inspect	DGM	D Mann
									5/14/2015	SQ Returned	MM	Mary M
									3/27/2009	Inspected	201	PATRIOT
									3/24/2009	Missed Appt.	372	PATRIOT
									12/2/2008	Measured	355	PATRIOT
									10/25/2005	Fieldrev-Chg	BR	B Rossignol
									2/24/2000	Inspected	276	PATRIOT
									12/23/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH						
Type:	5 - Cape	Full Bath:	2	Rating:	Very Good							
Sty Ht:	1T - 1 & 3/4 Sty	A Bath:		Rating:								
(Liv) Units:	1	Total:	1	3/4 Bath:								
Foundation:	2 - Conc. Block	A 3QBth:		Rating:								
Frame:	1 - Wood	1/2 Bath:		Rating:								
Prime Wall:	1 - Wood Shingle	A HBth:		Rating:								
Sec Wall:		OthrFix:		Rating:								
Roof Struct:	1 - Gable	OTHER FEATURES										
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Very Good							
Color:	WHITE	A Kits:		Rating:								
View / Desir:		FrpL:	1	Rating:	Very Good							
GENERAL INFORMATION		WSFlue:		Rating:								
Grade:	C+ - Average (+)	CONDOS INFORMATION										
Year Blt:	1949	Eff Yr Blt:	Location:									
Alt LUC:		Alt %:	Total Units:									
Jurisdict:	G18	Fact:	Floor:									
Const Mod:			% Own:									
Lump Sum Adj:			Name:									
INTERIOR INFORMATION		DEPRECIATION										
Avg Ht/FL:	STD	Phys Cond:	VG - Very Good	4.6	%							
Prim Int Wall	1 - Drywall	Functional:			%							
Sec Int Wall:		Economic:			%							
COMMENTS												
RESIDENTIAL GRID												
1st Res Grid		Desc: Line 1		# Units: 1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					
REMODELING		RES BREAKDOWN										
Exterior:	No Unit	RMS	BRS	FL								
Interior:	1	6	3	M								
Additions:												
Kitchen:												
Baths:												
Plumbing:												

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	1	- Drywall	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	50 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

MOBILE HOME

Make: |

odel:

Serial #:

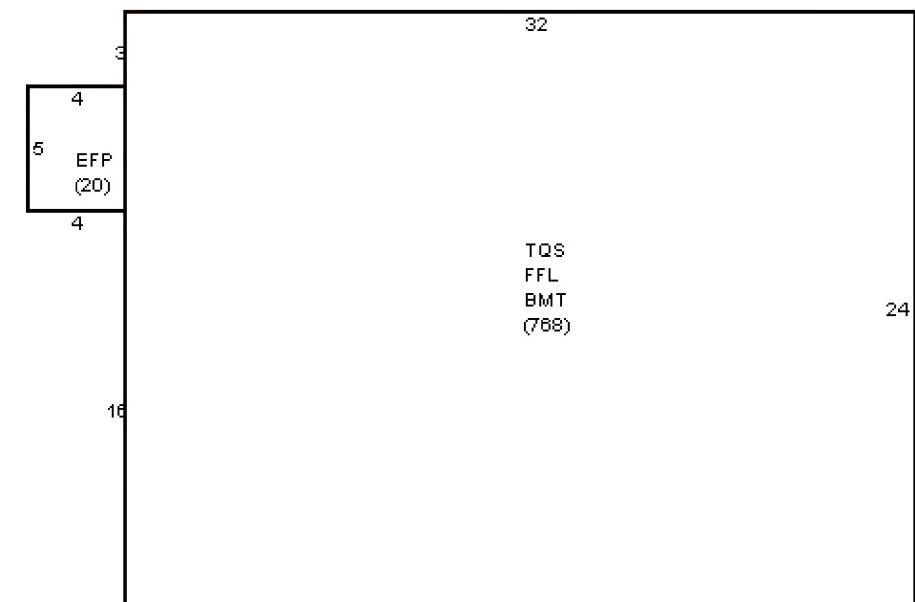
Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X24	F	FR	1960	2.90	T	51	101			500			500



SKETCH



SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc